

Description of a 0.005 Acre Permanent Storm Sewer Easement
Parcel 15-P1

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a Permanent Storm Sewer Easement lying on, over and across that 7.69 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the northwesterly corner of said 7.69 acre tract, the southeasterly corner of a 3.37 acre tract, as conveyed to Scioto Elevate LLC, Scioto Elevate II LLC, by deed of record in Instrument Number 202308220085902, said point also being on a tangent curve on the existing westerly right-of-way line of Canonby Place (50 feet wide);

Thence along said curve to the left, along the westerly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 64° 44' 40", and arc length of 195.49 feet, a chord bearing South 50° 14' 23" East, and a chord distance of 185.25 feet, to a point;

Thence along a curve to the left, continuing along the southerly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 06° 38' 48", an arc length of 20.07 feet, a chord bearing of South 85° 56' 18" East, and a chord distance of 20.06 feet, to a point;

Thence across and through said 7.69 acre tract the following three (3) courses:

South 00° 17' 11" East, 17.28 feet;

South 10° 11' 05" East, 165.51 feet;

South 09° 44' 27" East, 25.00 feet, to a point on the line common to said 7.69 acre tract and a 4.90 acre tract as conveyed to Vertical Bridge Landco LLC. by deed of record in Instrument Number 201701130007587;

Thence South 80° 15' 33" West, a distance of 28.22 feet, along the southerly line of said 7.69 acre tract, and the northerly line of said 4.90 acre tract, to the **POINT OF BEGINNING**, for the permanent storm sewer easement herein described

Thence South 80° 15' 33" West, a distance of 10.45 feet, continuing along the southerly line of said 7.69 acre tract, and the northerly line of said 4.90 acre tract, to a point;

Thence across and through said 7.69 acre tract, the following three (3) courses:

North 33° 08' 52" West, 21.83 feet;

North 80° 15' 14" East, 10.11 feet;

South 33° 57' 32" East, 21.97 feet, to the **POINT OF BEGINNING**, containing 0.005 acres, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation’s Virtual Reference Station.



Alex Marks, P.S. 8616

08/28/2025

Date



Description of a 0.028 Acre Permanent Storm Sewer Easement
Parcel 15-P2

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a Permanent Storm Sewer Easement lying on, over and across that 7.69 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the northwesterly corner of said 7.69 acre tract, the southeasterly corner of a 3.37 acre tract, as conveyed to Scioto Elevate LLC, Scioto Elevate II LLC, by deed of record in Instrument Number 202308220085902, said point also being on a tangent curve on the existing westerly right-of-way line of Canonby Place (50 feet wide);

Thence along said curve to the left, along the westerly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 64° 44' 40", and arc length of 195.49 feet, a chord bearing South 50° 14' 23" East, and a chord distance of 185.25 feet, to a point;

Thence along a curve to the left, continuing along the southerly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 06° 38' 48", an arc length of 20.07 feet, a chord bearing of South 85° 56' 18" East, and a chord distance of 20.06 feet, to a point;

Thence across and through said 7.69 acre tract the following three (3) courses:

South 00° 17' 11" East, 17.28 feet;

South 10° 11' 05" East, 165.51 feet;

South 09° 44' 27" East, 25.00 feet, to a point on the line common to said 7.69 acre tract and a 4.90 acre tract as conveyed to Vertical Bridge Landco LLC. by deed of record in Instrument Number 201701130007587;

Thence South 80° 15' 33" West, a distance of 28.22 feet, along the southerly line of said 7.69 acre tract, and the northerly line of said 4.90 acre tract, to a point;

Thence South 80° 15' 33" West, a distance of 10.45 feet, continuing along the southerly line of said 7.69 acre tract, and the northerly line of said 4.90 acre tract, to a point;

Thence North 33° 08' 52" West, a distance of 32.72 feet, across and through said 7.69 acre tract, to the **POINT OF BEGINNING**, for the permanent storm sewer easement herein described;

Thence across and through said 7.69 acre tract, the following seven (7) courses:

North 33° 18' 51" West, 42.51 feet;

North 30° 41' 56" West, 84.13 feet;

North 24° 09' 51" West, 24.31 feet;

North 80° 14' 22" East, 7.02 feet;

South 29° 08' 32" East, 80.15 feet;

South 33° 57' 32" East, 71.78 feet;

South 80° 15' 14" West, 9.94 feet, to the **POINT OF BEGINNING**, containing 0.028 acres, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation’s Virtual Reference Station.



Alex Marks, P.S. 8616

08/28/2025

Date



Description of a 0.002 Acre Permanent Storm Sewer Easement
Parcel 15-P3

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a Permanent Storm Sewer Easement lying on, over and across that 7.69 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887 (all references refer to the records of the Recorder’s Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the northwesterly corner of said 7.69 acre tract, the southeasterly corner of a 3.37 acre tract, as conveyed to Scioto Elevate LLC, Scioto Elevate II LLC, by deed of record in Instrument Number 202308220085902, said point also being on a tangent curve on the existing westerly right-of-way line of Canonby Place (50 feet wide);

Thence South 80° 12’ 28” West, a distance of 21.52 feet, along the line common to said 7.69 acre tract and said 3.37 acre tract, to the **POINT OF BEGINNING**, for the permanent storm sewer easement herein described;

Thence across and through said 7.69 acre tract, the following four (4) courses:

South 27° 54’ 01” East, 41.37 feet;

South 62° 05’ 59” West, 1.26 feet;

North 29° 45’ 12” West, 39.74 feet;

North 29° 03’ 28” West, 2.50 feet, to a point on the northerly line of said 7.69 acre tract, and the southerly line of said 3.37 acre tract;

Thence North 80° 13’ 30” East, a distance of 2.73 feet, along the northerly line of said 7.69 acre tract, and the southerly line of said 3.37 acre tract, to the **POINT OF BEGINNING**, containing 0.003 acres, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation’s Virtual Reference Station.



Alex Marks, P.S. 8616

08/28/2025

Date



Description of a 0.001 Acre Permanent Storm Sewer Easement
Parcel 15-P4

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a Permanent Storm Sewer Easement lying on, over and across that 7.69 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887 (all references refer to the records of the Recorder’s Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the northwesterly corner of said 7.69 acre tract, the southeasterly corner of a 3.37 acre tract, as conveyed to Scioto Elevate LLC, Scioto Elevate II LLC, by deed of record in Instrument Number 202308220085902, said point also being on a tangent curve on the existing westerly right-of-way line of Canonby Place (50 feet wide);

Thence along said curve to the left, across and through said 7.69 acre tract, along the southwesterly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 04° 58’ 05”, an arc length of 15.00 feet, a chord bearing of South 20° 21’ 04” East, with a chord distance of 15.00 feet, to the **POINT OF BEGINNING**, for the permanent storm sewer easement herein described;

Thence along a curve to the left, continuing across and through said 7.69 acre tract, and continuing along the southwesterly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 06° 34’ 03”, and arc length of 19.83 feet, a chord bearing South 26° 07’ 08” East, a chord distance of 19.82 feet, to a point;

Thence across and through said 7.69 acre tract, the following three (3) courses:

South 62° 05’ 59” West, 2.86 feet;

North 27° 54’ 01” West, 19.81 feet;

North 62° 05’ 59” East, 3.48 feet, to the **POINT OF BEGINNING**, containing 0.001 acres, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation’s Virtual Reference Station.



Alex Marks, P.S. 8616

08/28/2025

Date



Description of a 0.001Acre Permanent Storm Sewer Easement
Parcel 15-P5

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a Permanent Storm Sewer Easement lying on, over and across that 7.69 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887 (all references refer to the records of the Recorder’s Office, Franklin County, Ohio) and more particularly described as follows:

BEGINNING at the northwesterly corner of said 7.69 acre tract, and the southeasterly corner of a 3.37 acre tract, as conveyed to Scioto Elevate LLC, Scioto Elevate II LLC, by deed of record in Instrument Number 202308220085902, said point also being on a tangent curve on the existing southwesterly right-of-way line of Canonby Place (50 feet wide), said point also being the **POINT OF BEGINNING** for the permanent storm sewer easement herein described:

Thence along said curve to the left, across and through said 7.69 acre tract, along the southwesterly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 01° 38’ 02”, an arc length of 4.93 feet, a chord bearing of South 18° 40’ 59” East, with a chord distance of 4.93 feet, to a point;

Thence across and through said 7.69 acre tract, the following two (2) courses:

South 62° 05’ 59” West, 4.66 feet;

North 27° 54’ 01” West, 6.65 feet, to a point on the northerly line of said 7.69 acre tract, and the southerly line of said 3.37 acre tract,

Thence North 80° 13’ 00” East, a distance of 5.73 feet, to the **POINT OF BEGINNING**, containing 0.001 acres, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation’s Virtual Reference Station.



Alex Marks, P.S. 8616

08/28/2025

Date



Description of a 0.105 Acre Temporary Construction Easement
Parcel 15-T1

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a Temporary Construction Easement lying on, over and across that 7.69 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887 (all references refer to the records of the Recorder’s Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the northwesterly corner of said 7.69 acre tract, the southeasterly corner of a 3.37 acre tract, as conveyed to Scioto Elevate LLC, Scioto Elevate II LLC, by deed of record in Instrument Number 202308220085902, said point also being on a tangent curve on the existing westerly right-of-way line of Canonby Place (50 feet wide);

Thence along a curve to the left, along the westerly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 64° 44’ 40”, and arc length of 195.49 feet, a chord bearing South 50° 14’ 23” East, and a chord distance of 185.25 feet, to the **POINT OF BEGINNING** for the temporary construction easement herein described;

Thence along said curve to the left, continuing along the southerly right-of-way line of said Canonby Place, with a radius of 173.00 feet, a delta angle of 06° 38’ 48”, an arc length of 20.07 feet, a chord bearing of South 85° 56’ 18” East, and a chord distance of 20.06 feet, to a point;

Thence across and through said 7.69 acre tract the following seven (7) courses:

South 00° 17’ 11” East, 17.28 feet;

South 10° 11’ 05” East, 165.51 feet;

South 80° 20’ 25” West, 23.04 feet;

North 33° 57’ 32” West, 61.22 feet;

North 81° 58’ 47” East, 27.59 feet;

North 10° 05’ 13” West, 112.34 feet;

North 00° 17’ 11” West, 20.24 feet, to the **POINT OF BEGINNING**, containing 0.107 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation’s Virtual Reference Station.



Alex Marks, P.S. 8616



08/28/2024

Date



6121 Huntley Road - Columbus, Ohio 43229-1003
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FRANKLINTON MAIN
SEWER REHABILITATION

STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422
0.037 TOTAL ACRE PERM. STORM SEWER ESMT.
0.105 ACRE TEMP. CONST. ESMT.

